

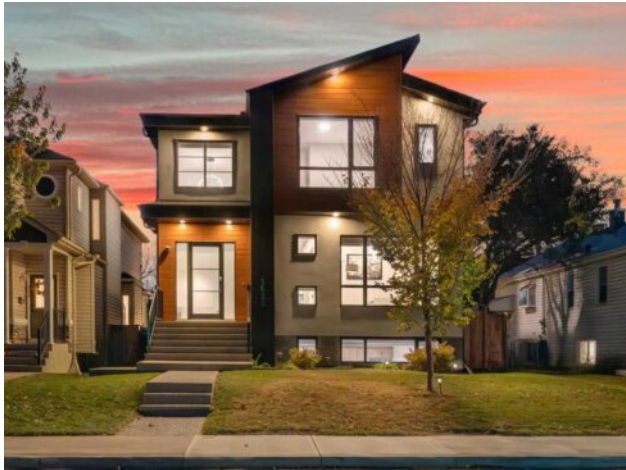


GRASSROOTS
REALTY GROUP

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1623 16a Street SE
Calgary, Alberta

MLS # A2283235



\$1,745,000

Division:	Inglewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,835 sq.ft.	Age:	2019 (7 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, See Remarks, Tile, Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: N/A

LUXURY DETACHED INFILL in the heart of INGLEWOOD! This impeccably crafted home blends contemporary elegance with thoughtful functionality, set in one of Calgary's most iconic inner-city communities. Just steps from the Bow River pathway system, Bow Habitat Station & Sam Livingston Fish Hatchery, schools, fitness facilities, parks, and the trendy shops, cafés, and restaurants along 9th Avenue—this location offers the ultimate urban lifestyle. Plus, enjoy walking-distance access to one of Calgary's top-rated daycares, making this home ideal for families. The main floor showcases soaring 10-foot ceilings, wide-plank hardwood flooring, and a stunning designer kitchen complete with quartz countertops and full-height cabinetry. A spacious modern office adds flexibility for work-from-home living. The inviting living room features a gas fireplace with custom millwork, oversized windows, and double sliding doors that open to the deck, landscaped backyard, and TRIPLE detached garage. Upstairs, the luxurious primary retreat includes heated floors, a steam shower, jacuzzi soaker tub, walk-in closet, and convenient access hatch to the adjacent laundry room. Two additional generous bedrooms share a Jack-and-Jill five-piece bathroom, completing the upper level. The fully finished basement offers a separate side entrance and a LEGAL suite registered with the City of Calgary. This bright and spacious space includes a full kitchen, large living/recreation area, two bedrooms, a full bathroom, oversized laundry room, and abundant storage—ideal for long-term rental, short-term rental/Airbnb (subject to City of Calgary regulations and licensing), or multigenerational living. The basement features upgraded flooring for a fresh, modern finish. Additional highlights include EV charger rough-in in the triple garage, water softener, full

home security system with security cameras, brand new hot water tank, and full furnace service completed in December 2025. A rare opportunity to own a high-end inner-city home with exceptional income potential in one of Calgary's most desirable neighborhoods.